

STATE OF WEST VIRGINIA; COUNTY OF UPSHUR; CITY OF BUCKHANNON; TO-WIT:

A Special Buckhannon Housing Enforcement Board Regular Meeting was held on August 13, 2025, at 5:00 pm in City Hall. The following people were present:

Mayor	Robbie Skinner	Present - GTM
Recorder	Randy Sanders	Present
Building Code Enforcement Officer	Vincent Smith	Present
Board Member	David Thomas	Present
City Engineer	Jay Hollen	Present
Upshur County Health Dept Officer	Sue McKisic; RN, BSN	Present
BFD Chief	J.B. Kimble	Present
UC Safe Sites & Structures Rep	Jerry Wamsley	Present
City Attorney	Tom O'Neill	Present - GTM

Guests: Erin Dyer, GTM

City of Buckhannon Housing Enforcement Board Meeting Agenda
5:00 PM Monday, August 13, 2025
Council Chambers | 70 East Main Street

- 1. Call to Order
- 2. Moment of Silence
- 3. Pledge of Allegiance
- 4. Business Discussion
 - a. Report and Findings of 86 Randolph Street
- 5. Board Members’ Remarks and Announcements
- 6. Declaration of Adjournment

This agenda is certified by Mayor Robbie Skinner on July 25, 2025. To participate in this meeting virtually, use this link: <https://global.gotomeeting.com/join/520841085>, or by phone, call: +1 (786) 535-3211, access code: 520-841085.

1. Call to Order: At 5:00 p.m., Recorder Randy Sanders called the August 13, 2025, Special meeting of the Housing Enforcement Board to order.

2. Moment of Silent Reflection—Sanders invited those in attendance to a moment of silent reflection.

3. Pledge of Allegiance—Sanders invited those in attendance to recite the Pledge of Allegiance.

4. Old Business Discussions

a. Report and Findings of 86 Randolph Street – Housing and Building Code Enforcement Officer Vincent Smith provided an overview of the inspection and the actions taken to safely secure the property located at 86 Randolph Street, Buckhannon, WV 26201. Actions included posting the property as Condemned and Dangerous Uninhabitable Property. The detailed report is in the meeting packet. City Attorney Tom O’Neill provided a general overview of the situation. He feels confident that the City has done all that it can to secure the property to avoid danger to the community. The action recommended to this Board is to direct the Housing and Building Code Enforcement Officer, Vincent Smith, to pursue all necessary actions to remediate issues detrimental to public safety.

Housing Enforcement Investigation Report
86 Randolph Street
Buckhannon, WV 26201

I. Administrative Information

Report Date: July 30, 2025

Case Number: 97

Investigator Name: Vincent Smith – Zoning and Code Enforcement Officer

Department: Code Enforcement

Complainant / Allegation Initiator: Neighbors

II. Property and Owner Details

Property Address: 86 Randolph Street

Property Owner: Franklin D. Cornette
107 Autumn Creek Lane
Johnson City, TN 37615
(423) 652-7637

Occupant / Tenant Information: None; Structure is vacant

Property Type: Single-family house with two (2) storage buildings in rear of property

III. Investigation Details

Date of Investigation / Inspection: July 25, 2025 & July 28, 2025

Investigator / Inspector Name and Title:

- Vincent Smith – Zoning and Code Enforcement Officer
- Matt Gregory – Chief of Police – City of Buckhannon Police Department
- Doug Loudin – Lieutenant – City of Buckhannon Police Department
- Tanner Smith – Lieutenant and Safety Inspector – City of Buckhannon Fire Department

Methodology Used: Visual Inspection of subject property and structures

IV. Findings / Observations

Purpose of Investigation: Complaint inspection and possible code violations

Allegation / Complaint: Investigation of subject property due to complaints by neighbors of transients living on the subject property as well as visual inspection of conditions of the structures located on the subject property on July 25, 2025 and subsequent posting of the property as “uninhabitable property” on July 28, 2025.

Violations: The structure (house) is neglected, unsecured and appears to be abandoned. This has allowed the structure and the two (2) storage buildings to become an attractive nuisance to both children and transients.

Notes from the July 25, 2025 visual inspection:

Present during the visual inspection were Vincent Smith (Zoning and Code Enforcement Officer), Matt Gregory (Chief of Police – City of Buckhannon Police Department), Doug Loudin (Lieutenant – City of Buckhannon Police Department) and Tanner Smith (Lieutenant and Safety Inspector – City of Buckhannon Fire Department).

No children or transients were present at the time of the inspection.

The structure is unfit for human occupancy. The back porch is near collapse, the doors on the structure are open and numerous broken windows were observed. Some drug paraphernalia was present inside the structure. This structure is considered a substantial risk for fire and a threat to life and safety.

As per International Property Maintenance Code (IPMC) 1082 – Closing of Vacant Structures, the structure was secured to prevent further unauthorized entry. In addition, placards were placed on the structure and storage buildings and read “Danger – Uninhabitable Property – Condemnation”.

The (2) storage buildings are in imminent danger of collapse.

Notes from the July 25, 2025 visual inspection:

The City of Buckhannon took a mini excavator to the subject property to demolish (raze) the (2) storage buildings. The (2) storage buildings were placed in a neat pile on the subject property for observation / inspection by the property owner.

Codes / Standards Applicable: International Property Maintenance Code (IPMC) 108.2 – Closing of Vacant Structures and City of Buckhannon Ordinance No. 367, including, but not limited to, the following:

IPMC 108.1.1 – Unsafe Structure
IPMC 108.1.5 through 108.1.11 – Dangerous Structure or Premises
IPMC 109.2 – Temporary Safeguards
IPMC 111 – Means of Appeal

Photographs: See attached photographs

Documents: Previous inspection reports; Certified letters to property owner;

V. Conclusions and Recommendations

Summary of Findings: Based upon the information contained above, Mr. Smith recommends that a special Housing Enforcement Board meeting be conducted on August 13, 2025 at 5:00 PM EST to discuss options for the subject property, which include the repair, alteration or improvement of the structure or the razing, demolition and removal of the structure.

Compliance Status:

Identified Violations:

Required Corrective Actions:

Timeline of Compliance:

Consequences of Non-Compliance:

Appeals Process: IPMC 111 – Means of Appeal

VI. Follow-up Actions

Scheduled Reinspection:

Further Enforcement Measures:

VII. Signatures and Approvals

Investigator Title: Vincent Smith – Zoning and Code Enforcement Officer

July 25, 2025

Franklin Cornette
107 Autumn Creek Lane
Johnson City, TN 37615

Mr. Cornette:

The Buckhannon Police Department recently received a complaint regarding your property located at 86 Randolph St, Buckhannon, WV 26201.

Upon investigation, it was observed that there was sufficient evidence that indicated persons are residing at this residence within and without the house. It is extremely overgrown. There are no utility services active at this premises and portions of the house and building are structural unsound. The structure is unsafe for human habitation.

The property has been posted as condemned and dangerous uninhabitable property. No occupants were on the premises at the time of posting. We are required to give reasonable written notice to the property owner of record.

The Buckhannon Code Enforcement Officer will provide a written report to the Housing Enforcement Board of the unsafe, unsanitary and dangerous conditions of the structures that is detrimental to the public safety.

A public meeting will be scheduled for August 13, 2025 at 5:00 pm in City Hall, 70 E Main St, Buckhannon, WV 26201, before the Housing Enforcement Board regarding this property matter and what steps will be taken to remediate this problem property.

If you have any questions, please feel free to contact our office.

Amberle Jenkins
Assistant Recorder
City of Buckhannon



Thomas/Hollen motioned to direct the Housing and Building Code Enforcement Officer, Vincent Smith, and the City Attorney to pursue all necessary actions to remediate issues detrimental to public safety concerning the property owned by Franklin Cornette, located at 86 Randolph Street, Buckhannon, WV 26201. The motion carried.

5. Board Members’ Remarks and Announcements – There were none.

6. Declaration of Adjournment

At 5:13 p.m., Thomas made a motion to adjourn.

Mayor Robert N. Skinner III _____

City Recorder Randall H. Sanders _____